

PB# 98-1

YONNONE'S AUTO REPAIR

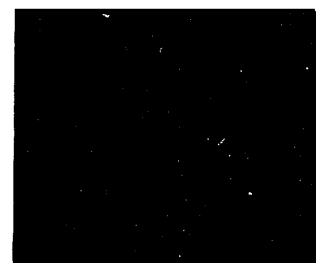
37-1-16.1

Approved 2/19/98

→

93

1. Jonnones Auto Repair - Rt. 4W
- Canopy - Hildreth



DATE Jan. 8, 1998 **RECEIPT** 340906
 RECEIVED FROM Yonnone's Auto Repair
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P B # 98-1

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	<u>CK # 10476</u>	
AMOUNT PAID			CHECK	<u>100.00</u>	
BALANCE DUE			MONEY ORDER		

Town Clerk
 BY Dorothy W. Hansen

DATE January 8, 1998 **RECEIPT** 98-1
 RECEIVED FROM Yonnone's Auto Repair, Inc.
 Address 2894 Rt. 9W - New Windsor, N.Y. 12553
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	<u>750.00</u>		CASH		
AMOUNT PAID	<u>750.00</u>		CHECK	<u># 10477</u>	
BALANCE DUE	<u>- 0 -</u>		MONEY ORDER		

Myra Mason, Secretary

DATE Feb. 17, 1998 **RECEIPT** 340996
 RECEIVED FROM Yonnone's Auto Repair, Inc.
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR PB # 98-1
Approval Fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK		
BALANCE DUE			MONEY ORDER		

BY Dorothy Hansen

Wilson Jones

Wilson Jones, 1989

AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

BY Dorothy H. Hansen

Wilson Jones - Carbonless - 51654-NCR Duplicate - 51657N-CL Triplicate

Wilson Jones, 1989

DATE January 8, 1998 RECEIPT NUMBER 98-1
RECEIVED FROM Yonnonis Auto Repair, Inc.
Address 2894 Rt. 9W - New Windsor, N.Y. 12553
Seven Hundred Fifty 0/100 DOLLARS \$750.00
FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	00	CASH		
AMOUNT PAID	750	00	CHECK	#10477	
BALANCE DUE	- 0	-	MONEY ORDER		

BY Maria Mason, Secretary

Wilson Jones - Carbonless - 51654-NCR Duplicate - 51657N-CL Triplicate

Wilson Jones, 1989

DATE Feb. 17, 1998 RECEIPT 340996
RECEIVED FROM Yonnonis Auto Repair, Inc.
Address One Hundred DOLLARS \$100.00
FOR PB #98-1
Approval Fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK		
BALANCE DUE			MONEY ORDER		

BY Dorothy Hansen

2/12/98
Called Yonnonis gave fee amt. \$100.00
2/12/98
\$89.00
Emg
Paid



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: YONNONE SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W
SECTION 37-BLOCK 1-LOT 16.1
PROJECT NUMBER: 98-1
DATE: 14 JANUARY 1998
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A
CANOPY AT THE EXISTING GASOLINE FILLING STATION
ON THE EAST SIDE OF ROUTE 9W.

1. The property is located within the NC Zoning District of the Town. The required bulk information shown on the plan appears correct for the zone and use group.
2. The application proposes a new canopy over the existing pump island at the site. The canopy construction required variances from the Zoning Board of Appeals and the plan indicates that same have already been granted. A record of the variances should be on file with the Planning Board.
3. To my knowledge, there are no other changes proposed for the site and the canopy construction has no significance or concerns. As such, the Board could proceed with approval of this application, once all procedural issues have been satisfied.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: YONNONE SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W
SECTION 37-BLOCK 1-LOT 16.1
PROJECT NUMBER: 98-1
DATE: 14 JANUARY 1998

6. The existing use is a Special Permit Use for the zone. It is my opinion that the addition of the canopy is no change to the special permit operation, and is only a site plan issue. If the Board agrees with this position, no further action is required relative to the special permit status.
7. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
8. As long as all the procedural items required have been accomplished, I see no reason why this plan could not receive site plan approval from the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:YONNONE.mk

YANNONE AUTO REPAIR SITE PLAN (98-1) RT. 9W

Mr. Vincent Yannone appeared before the board for this proposal.

MR. PETRO: Basically, this application proposes the construction of a canopy at the existing gasoline filling station on the east side of Route 9W. This applicant has gone to the zoning board, correct, Michael?

MR. BABCOCK: That's correct.

MR. PETRO: Received the necessary variances and now is back before this board for the construction of just the canopy. Basically, you're complying with a lot of the New York State regulations that are asking you to do this, correct?

MR. YANNONE: Yes, all of them.

MR. PETRO: So, basically, he's complying with the site, building the canopy and putting in the new pumps and tanks?

MR. YANNONE: No, I already had the fiberglass.

MR. PETRO: Just the canopy and pumps I believe, dispensers, piping?

MR. PETRO: Application is located in NC zoning district, bulk information is shown on the plan, correct, just mentioned about the variance. Mark says here number 3 to my knowledge there are no other changes proposed for the site and canopy construction has no concerns as such the board can proceed with the approval of this application once all procedural issues have been satisfied. Mr. Yannone nothing else on the site is changing other than the canopy, correct, you haven't put up buildings?

MR. YANNONE: No, no, what I did is I moved them back, my pumps used to be out closer to the road, I moved everything back 11 foot so I put the canopy up. It would be where the old pumps are.

MR. BABCOCK: He's also eliminated one set of pumps.

MR. PETRO: So you made a harder situation a little bit better, as far as tightness and complying with the law. Can I have a motion to take lead agency?

MR. LUCAS: Motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Yannone site plan on Route 9W. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Public hearing, was there a public hearing at the zoning board?

MR. KRIEGER: Yes, there was.

MR. PETRO: What was the outcome of the public hearing?

MR. KRIEGER: As I remember there were no, nobody was there, no spectators, no comments, no nothing.

MR. LANDER: It's minor in scope, I think we can waive it.

MR. LUCAS: Put that in a motion.

MR. STENT: Second it.

MR. EDSALL: Just want to have the minutes reflect that as we discussed for Mobil Oil.

MR. PETRO: Special use permit but we're not increasing

it.

MR. EDSALL: So the site plan amendment is what's being considered.

MR. PETRO: We're decreasing.

MR. EDSALL: And he's really not functionally changing the operation special permit.

MR. PETRO: In other words, special use permit granted by the planning board is still in effect, hasn't been changed. We have a motion to waive the public hearing under discretionary judgment of the New Windsor town local zoning law. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Motion to declare negative dec.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board declare negative dec under the SEQRA process for the Yannone site plan on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have highway approval on 1/8/98, water approval 1/9/98, sewer approval 1/9/98 and fire

January 14, 1998

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approval 1/9/98. Is there any further discussion from any of the board members about this application?

MR. STENT: Motion we approve.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Yannone site plan on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

-----X
In the Matter of the Application of

VINCENT YONNONE

MEMORANDUM OF
DECISION GRANTING
AREA VARIANCES

#97-43.
-----X

WHEREAS, VINCENT YONNONE, 82 Merline Avenue, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 30 ft. front yard variance for construction of canopy at service station located at 2894 Route 9W in an NC zone; and

WHEREAS, a public hearing was held on the 8th day of December, 1997 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared before the Board himself; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a commercial property located on a busy, multi-lane state highway in a neighborhood of commercial properties.

(b) The subject premises is a gas station and if the variance is granted the Applicant intends to eliminate three (3) gasoline pumps.

(c) The variances are requested for the purpose of constructing a canopy over the pumps.

(d) The canopy, if permitted, will contain a fire suppression system while there is not

now a fire suppression system on the premises, there being no canopy.

(e) The ground under the proposed canopy is paved and the variance, if granted, would allow the construction of a canopy which would not cause the removal or moval of any trees or vegetation.

(f) The variance if granted will allow the construction of a canopy which would not create any additional water hazards. The Applicant has provided for drainage of rain water from the roof of the canopy which rain water now falls upon the ground and is dispersed by sheet flow. Thus construction of the canopy would enhance the drainage of the area.

(g) If the Applicant is permitted to construct the proposed canopy, the surface of the ground underneath the proposed canopy will not be changed.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant which can produce the benefits sought.

3. The variance requested is substantial in relation to the Town regulations but nevertheless is warranted due to the peculiar nature and location of the property.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed because the improvements proposed by the Applicant would enhance the safety of the public using the facility and would improve the facility.

6. The benefit to the Applicant, if the requested variance is granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 30 ft. front yard variance for construction of canopy at service station located at above address in an NC zone, as sought by the Applicant in connection with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: January 26, 1998.


Chairman

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/19/98

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 98-1

NAME: VINCENT J. YANNONE SITE PLAN

APPLICANT: YANNONE, VINCENT

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/07/98	EAF SUBMITTED	01/07/98	WITH APPLICATION
ORIG	01/07/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/07/98	LEAD AGENCY DECLARED	01/14/98	TOOK LEAD AGENCY
ORIG	01/07/98	DECLARATION (POS/NEG)	01/14/98	DECL. NEG. DEC
ORIG	01/07/98	PUBLIC HEARING	01/14/98	WAIVED P.H.
ORIG	01/07/98	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/19/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 98-1

NAME: VINCENT J. YANNONE SITE PLAN

APPLICANT: YANNONE, VINCENT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/19/98	PLANS STAMPED	APPROVED
01/14/98	P.B. APPEARANCE	LA:ND WVE PH APPROV
01/07/98	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/12/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 98-1

NAME: VINCENT J. YANNONE SITE PLAN
APPLICANT: YANNONE, VINCENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/98	REC. CK. #10477	PAID		750.00	
01/14/98	P.B. ATTY. FEE	CHG	35.00		
01/14/98	P.B. MINUTES	CHG	18.00		
02/12/98	P.B. ENGINEER FEE	CHG	89.00		
			-----	-----	-----
		TOTAL:	142.00	750.00	-608.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/14/98

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 98-1

NAME: VINCENT J. YANNONE SITE PLAN
APPLICANT: YANNONE, VINCENT

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/07/98	MUNICIPAL HIGHWAY	01/08/98	APPROVED
ORIG	01/07/98	MUNICIPAL WATER	01/09/98	APPROVED
ORIG	01/07/98	MUNICIPAL SEWER	01/09/98	APPROVED
ORIG	01/07/98	MUNICIPAL FIRE	01/08/98	APPROVED

AS OF: 02/12/98

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NFW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98 1

FOR WORK DONE PRIOR TO: 02/12/98

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
.													
98 1	142750	01/07/98	TIME	MJE	WS	YANNONE S/P	75.00	0.40	30.00				
98-1	141630	01/14/98	TIME	MJE	MM	YONNONE S/P APPD	75.00	0.10	7.50				
98-1	142538	01/14/98	TIME	MCK	CL	YONNONE RVW COMM	28.00	0.50	14.00				
98 1	143153	01/14/98	TIME	MJE	MC	YANNONE S/P	75.00	0.50	37.50				
									=====	=====	=====	=====	
TASK TOTAL									89.00	0.00	0.00	89.00	
.													
GRAND TOTAL									=====	=====	=====	=====	
									89.00	0.00	0.00	89.00	

RESULTS OF P.B. MEETING

DATE: January 14, 1998

PROJECT NAME: Hannock, Vincent SP PROJECT NUMBER 98-1

LEAD AGENCY:

* NEGATIVE DEC:

M) LU S) LN VOTE: A 5 N 0

* M) LN S) LU VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

* CARRIED: YES: ☒ NO ☐

PUBLIC HEARING: M) ☐ S) ☐ VOTE: A 5 N 0

WAIVED: YES ☒ NO ☐

SEND TO OR. CO. PLANNING: M) ☐ S) ☐ VOTE: A ☐ N ☐ YES ☐ NO ☐

SEND TO DEPT. OF TRANSPORT: M) ☐ S) ☐ VOTE: A ☐ N ☐ YES ☐ NO ☐

DISAPP: REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐ YES ☐ NO ☐

RETURN TO WORK SHOP: YES ☐ NO ☐

APPROVAL:

M) S S) LU VOTE: A 5 N 0 APPROVED: 1/14/98

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPR. CONDITIONALLY: ☐

NEED NEW PLANS: YES ☐ NO ☐

DISCUSSION/APPROVAL CONDITIONS: _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-1

DATE PLAN RECEIVED: RECEIVED JAN - 7 1998

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

V. J. YONNONE has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 1/9/98
SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 1

DATE PLAN RECEIVED: RECEIVED JAN - 7 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Vincent Yonnone has been

reviewed by me and is approved ☒

~~disapproved~~ _____

If disapproved, please list reason _____

This property has town water but
is out in the way of any construction.

HIGHWAY SUPERINTENDENT DATE

John D. D. V. 1-9-98

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Yonnone Site Plan

Date: 8 January 1998

Planning Board Reference Number: PB-98-1

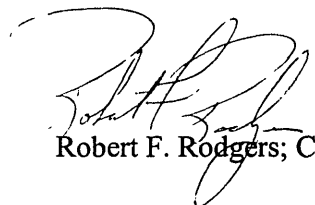
Dated: 7 January 1998

Fire Prevention Reference Number: FPS-98-001

A review of the above referenced subject site plan was conducted on 18 January 1998.

This site plan is acceptable.

Plans Dated: 19 December 1997 Revision 1



Robert F. Rodgers, C.C.A.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JAN 08 1998

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 98 - 1

DATE PLAN RECEIVED: RECEIVED JAN - 7 1998

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

W. James Smith
HIGHWAY SUPERINTENDENT

1/6/98
DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 98-1

WORK SESSION DATE: 7 Jan 98

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: no

Full App

PROJECT NAME: Yannone

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Bill Hildroff / Vince Yannone

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER 2
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Canopy @ gas station

(A)

Agenda
1/14

4MJE91 pbwsform

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

98-1



17 TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Chg.____ Site Plan X Spec. Permit____

1. Name of Project VINCENT J. YONNONE SITE PLAN
2. Name of Applicant VINCENT J. YONNONE Phone 562-2311
Address 2894 ROUTE 9W NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record VINCENT J. YONNONE Phone SAME
Address SAME
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C.
Address 33 QUASSAICK AVENUE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney / Phone /
Address /
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting VINCENT YONNONE Phone 562-2311
(Name)
7. Project Location: On the EAST side of ROUTE 9W
(street)
1600± feet NORTH of SHORE ROAD
(direction) (street)
8. Project Data: Acreage of Parcel 0.71 Zone NC (B-7)
School Dist. CSD
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 37 Block 1 Lots 16.1 & 16.22

11. General Description of Project: CONSTRUCTION OF 24' X 26'
CANOPY OVER RELOCATED GAS PUMPS

12. Has the Zoning Board of Appeals granted any variances for this property? ☒ yes ☐ no.

13. Has a Special Permit previously been granted for this property? ☐ yes ☒ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

17th day of December 1997


Applicant's Signature


Toni Roth

Notary Public, State of New York
No. 4995230
Qualified in Orange County
Commission Expires 4/20/19 98

TOWN USE ONLY:

RECEIVED JAN - 7 1998

Date Application Received

98 - 1

Application Number

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>VINCENT J. YONNONE</u>	2. PROJECT NAME <u>VINCENT J. YONNONE SITE PLAN</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>2894 ROUTE 9W, NEW WINDSOR</u> <u>TAX MAP SECTION 37 BLOCK 1 LOT 16.1</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>CONSTRUCTION OF 24'X26' CANOPY OVER RELOCATED GAS PUMPS</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.71</u> acres Ultimately <u>0.71</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>FRONT YARD SET BACK VARIANCE REQUIRED: GRANTED 12/8/97</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>RESIDENTIAL USE CONSISTS OF MOBILE HOME PARK</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>VINCENT J. YONNONE</u> Date: <u>12/17/97</u>	
Signature: <u>William B. Aldred, L.S. (PREPARER)</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	
Name of Lead Agency	
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	
Date	

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name. | 32. <input type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS - SEE NOTE BELOW</u> | |
| 22. <input type="checkbox"/> Landscaping | 50. <input type="checkbox"/> Open Space (sq. ft.) |
| 23. <input type="checkbox"/> Exterior Lighting | 51. <input type="checkbox"/> Open Space (% of Total Area) |
| 24. <input type="checkbox"/> Screening | 52. <input type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input type="checkbox"/> Access & Egress | 53. <input type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input type="checkbox"/> Parking Areas | |
| 27. <input type="checkbox"/> Loading Areas | |
| 28. <input type="checkbox"/> Paving Details
(Items 25-27) | |

ALL ASPECTS OF THIS SITE ARE EXISTING AND WILL REMAIN UNCHANGED.
THE ONLY IMPROVEMENT IS CONSTRUCTION OF A CANOPY OVER
RELOCATED GAS PUMPS.

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William B. Hildner, L.S.
Licensed Professional

Date: 17 DECEMBER 1997

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR
FLOOD ZONE.

William B. Hildner

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